**MINUTES FROM TPOA BOARD OF DIRECTORS QUARTERLY MEETING**

**April 15, 2019 @ 6:00 PM, ENTERPRISE CITY HALL**

**I. Call to Order** - President called the meeting to order at 6:00 P.M.

**II. Opening Prayer** - President lead the Directors and attending homeowners in prayer.

**III. Roll Call of Board Members** -All present. President announced quorum established.

**IV. President’s Opening Remarks**

-President announced: (a) since the previous Board quarterly meeting Barbara Wade now assuming full duties of Sec/Treas including all financial responsibilities, (b) reminder of established guidelines for homeowners present and wanting to speak.

**V. Approval of Minutes of 01/28/19 Quarterly Meeting**

- Presented to Directors with edits/corrections, work session minutes previously approved. J. Vaughan motion to approve, J. Reese second. Vote carried with no opposition.

**VI. Approval of Financial Reports**

-Presented to Board Members. Announced Advantage Business Checking has $104,787.25 with a pending deposit of $4600.00. Presented to Board Members Business Money Market Account reports through end of March 2019, Advantage Business Checking Account through end of February 2019. H. Crook motion to approve, E. Crosby second. Vote carried with no opposition.

**VII. Committee Reports**

(a) Landscaping – Lynn Bowman announced irrigation issues will be resolved after Easter; he is working with two homeowners on the issue. Debbie Austin announced “Yard of the Month” will be presented for the months of May 2019 – August 2019, Directors exempt. Lynn Bowman commented in negotiations with Weed Man and Lakewood for treatment of dying grass, indicated with red flags. In addition, 1st phase of mowing to soon be completed then cycle will restart.

(b) Pool – Barbara Wade announced continue to work on issues including registration and usage. No one has turned in missing/stolen signs. Given permission from current owner to continue use past the date of April 30, 2019 (when previous TPOA agreement ended) and until new ownership. Forms for pool/pavilion reservations accessible online and to be turned in to Barbara Wade. Committee performed seasonal cleaning and prepped pool area for season.

(c) Security & Lighting – Working on issues with lights at the Bypass entrance. Burt Barr to negotiate prices for cameras at entrances and possibly pool.

(d) Seasonal – Debbie Austin announced the purchase of 17 new Christmas banners but concerns with budget regarding cost to install.

(e) CCR – Bill Reynolds announced 17 letters regarding violations were sent out last year, major infractions including landscaping, parking, and garbage cans.

**VIII. Old Business**

**IX. New Business**  
(a) Letter from Homeowners - President read the letter received by the Directors by concerned homeowners, dated 03/23/18. President assured letter’s requests were reasonable and Board responded. Board plans to provide as much information as possible prior to any vote. President suggested an independent group to tally vote count so no appearance of impropriety.

(b) Updated on Lawsuit – Bill Carr announced the law suit was dismissed and the bankruptcy trustee has agreed to abandon the estate assets which will allow a foreclosure which should go to the courts soon. If the process begins by the first of May, then the foreclosure should take place 60 days after. There are liens on the property – original bank lien (group of people own), one purchased by G. Yeager, and IRS lien on federal taxes. Mr. Carr suggested Directors might consider a special meeting should the foreclosure take place prior to the next quarterly meeting since it is moving faster than he thought. A discussion among homeowners included (i) incumbent upon Board to provide as much information to homeowners in advance of special meeting (ii) homeowner would like Board to include information regarding property values if association doesn’t get the property (iii) homeowner would like Board to include information regarding other side effects, in addition to property value, if association doesn’t get the property (iv) questions regarding whether purchasing as an association gives homeowners interest in the property (v) discussion on the vote and tally of votes (vi) presentation by Kenneth LeBlanc of ASF Foundation regarding possible solution to use of property – each Director provided letter dated 04/03/19 from ASF Foundation for Alabama State Games.

(c) Fences – President recognized Ed Crosby and Lynn Bowman to announce plan to accept bid for the repair of Rosemount fence which would include not just repairs but cleaning and staining as well. Current bid allows the work to be divided into three sections (i) start of Rosemount to College/Meredith Street (ii) College/Meredith Street to where fence increases to 8 feet (iii) 8 feet fence section as well as sections of Tartan Way. Ed Crosby presented the proposal and recommendation. Lynn Bowman provided discussion on using a stain darker than the current one. Homeowner inquired of Tom Morris fence; announced not included in this proposal. Discussion continued regarding (i) homeowner’s request to put a hold on project until property dispute settled (ii) Bill Carr’s belief that the incurred expense could probably be included in the mortgage (iii) Proposal does not include the staining of the side of Tartan Way fence facing homeowner’s property – just that facing Tartan Way. President requested the name and estimated cost of proposal bid: David Calixtro, approximate cost of $30,000.00 - $35,000.00. J. Vaughan made a motion to accept the proposal and repair the fences; L. Bowman seconded the motion. The vote carried with one opposition.

(d) Yard Sale – Barbara Wade announced received at least 8 requests of an additional yard sale. President straw polled the Board for any issues with two yard sales during the 2019 year, no issues brought forward. B. Wade made a motion for two yard sales (5/4/19 and 10/5/19); J. Vaughan seconded the motion. The vote carried with no opposition. President announced he’d discuss with previous President regarding publication of event(s).

(e) Nomination Committee - President announced desire to appoint Nominating Committee to be comprised of Directors serving 1st of 2-year terms: Lynn Bowman, Ed Crosby, Bill Reynolds, Barbara Wade. President requested that committee be prepared to provide consideration recommendations by 07/15/19 quarterly meeting.

(f) Airport concerns – Harry Crook announced concerns with airplane issues including traffic, flying too low, noise problems. Requested show of hands how many homeowners have issue with air craft noise – fifteen homeowners raised their hands. Harry proposed to develop a letter to send to airport and city council regarding the concerns.

**X. Miscellaneous**

**XI. Adjournment** - President adjourned the meeting.